102.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,400 / 1,089,400
					USE VALUE:	1,089,400 / 1,089,400
					ASSESSED:	1,089,400 / 1,089,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WHEELER LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KISS IMREATTILA
Owner 2:	BAYER-KISS AGNES
Owner 3:	
Street 1:	3 WHEELER LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEPORE JOHN P -
Owner 2:	-
Street 1:	79 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,265 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7265.000	642,200	600	446,600	1,089,400
Total Card	0.167	642,200	600	446,600	1,089,400
Total Parcel	0.167	642,200	600	446,600	1,089,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.81 | /Parcel: 498.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65770

GIS Ref

GIS Ref

Insp Date 10/30/18

!8154!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	642,200	600	7,265.	446,600	1,089,400	1,089,400	Year End Roll	12/18/2019
2019	101	FV	495,600	600	7,265.	452,900	949,100	949,100	Year End Roll	1/3/2019
2018	101	FV	495,600	600	7,265.	338,100	834,300	834,300	Year End Roll	12/20/2017
2017	101	FV	495,600	600	7,265.	306,200	802,400	802,400	Year End Roll	1/3/2017
2016	101	FV	495,600	600	7,265.	293,500	789,700	789,700	Year End	1/4/2016
2015	101	FV	485,700	600	7,265.	248,800	735,100	735,100	Year End Roll	12/11/2014
2014	101	FV	485,700	600	7,265.	236,000	722,300	722,300	Year End Roll	12/16/2013
2013	101	FV	485,700	600	7,265.	224,600	710,900	710,900		12/13/2012

PRINT

Date	Time
12/10/20	22:44:11

LAST REV

Date	Time
02/19/19	11:22:53
ekelly	
8154	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE JOHN P,	55072-81		7/29/2010		720,000	No	No		
COOPER RICHARD	51098-548		4/29/2008		356,000	No	No		
COOPER RICHARD	49930-450		8/13/2007	Family	1	No	No		
	9298-212		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2018	1226	Solar Pa	31,990	C				
12/18/2017	1656	Alterati	4,000	C				
10/8/2009	961	New Buil	113,000	C				PLACE & FINISH MOD
10/8/2009	960	New Buil	500	C				MOVE MODULAR HOME
9/24/2009	892	Foundati	10,000	C				FOUNDATION MODULAR
9/4/2009	815	Demoliti	7,000					DEMO EXISTG STRUCT
6/26/2005	603	Addition	22,500	C		G7	GR FY07	1 story addition 1

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
4/13/2010	MLS	BR	B Rossignol
1/27/2010	Info Fm Prmt	BR	B Rossignol
4/2/2009	Measured	345	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
8/15/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265		Sq. Ft.	Site		0	70.	0.88	5									446,563						446,600	

Total AC/HA: 0.16678 | Total SF/SM: 7265 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,563 | Spl Credit | Total: 446,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13076925
Const Adj.:	0.99989998
Adj $ / SQ:	141.332
Other Features:	105766
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648020
Depreciation:	5832
Depreciated Total:	642188

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	m
Totals			
1	8	4	

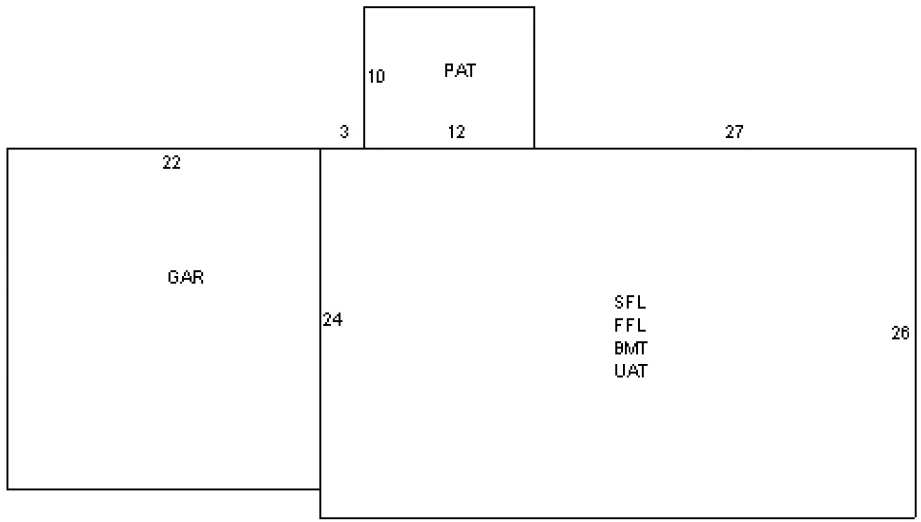
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.97
Special Features:	0	Val/Su Net:	153.01
Final Total:	642200	Val/Su SzAd	294.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	42.400	46,300
FFL	First Floor	1,092	141.330	154,335
SFL	Second Floor	1,092	141.330	154,335
GAR	Garage	528	19.730	10,419
UAT	Upper Attic	273	56.530	15,433
PAT	Patio	120	5.370	645

Net Sketched Area:	4,197			Total:	381,467
Size Ad	2184	Gross Are	5016	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	240	A	AV	1970	3.81	T	39.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600